

AGENDA
Regular Meeting
Town of Granby
Zoning Board of Appeals
Tuesday, April 18, 2023 at 7:00 pm
Town Hall Meeting Room

1. Call to Order
2. Seating of Alternates, if applicable
3. Action on the minutes of March 21, 2023
4. Public Hearings
 - a. Appeal by John Coward II seeking two side yard variances from Zoning Regulation Section 8.15.10 to construct a 160' x 36' tobacco shed; 6 Wells Road. File Z04-23-01.
5. Consideration of applications, where the Board has concluded the public hearing
6. Commissioner Reports and Correspondence
7. Adjourn

(This meeting can be viewed LIVE on www.gctv16.org in "Shows in the Spotlight")

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, March 21, 2023 at 7:00 pm

Present: Ann Crimmins, Robert Lindeyer, Suzanne Yucha, Thomas Caputi, and William O’Leary

Absent: Steve Muller, Lynn Guelzow and David Roberts

Also Present: Land Use Coordinator Renee Deltenre

1. Call to Order

Chairman A. Crimmins called the meeting to order at 7:00 p.m.

2. Seating of Alternates, if applicable

W. O’Leary was seated for S. Muller.

3. Action on the minutes of February 21, 2023

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (5-0-0) to approve the February 21, 2023 meeting minutes as presented.

4. Public Hearings

a. Request by Tyler Brancifort to obtain a license for motor vehicle repairs under CGS Section 14-54 for property located at 539 Salmon Brook Street. File Z03-23-01.

Applicant and property owner Tyler Brancifort was present to discuss the application and answer any questions the Board had. He recently purchased the property located at 539 Salmon Brook Street, which has been operating as a motor vehicle repair facility since 1971. Per Connecticut General Statutes Section 14-54, when a business is sold, the new owner(s) are required to obtain approval from the ZBA to operate their business. T. Brancifort stated that his business primarily consists of online sales and vehicle diagnosis/repair with no more than five vehicles at a time on the property.

Public Comment

Mark Bennett, 9 Fern Hollow Drive, stated that his only concern would be if the new owner was going to conduct autobody repair. As an abutting property owner, the prior owner of 539 Salmon Brook Street conducted autobody repair, which resulted in undesirable odors leaving the site.

T. Brancifort stated that he has no desire to conduct autobody repair onsite, nor is it permitted. He provided clarification regarding oil containment, DMV requirements and hopes to install a fence in the near future for both security and aesthetic purposes. The public hearing closed at 7:12 p.m.

5. Consideration of applications, where the Board has concluded the public hearing

On a MOTION by R. Lindeyer seconded by S. Yucha, the Board voted (5-0-0) to grant a request by Tyler Brancifort to obtain a license for motor vehicle repairs under CGS Section 14-54 for property located at 539 Salmon Brook Street. File Z03-23-01.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by R. Lindeyer seconded by S. Yucha, the Board voted (5-0-0) to adjourn the meeting at 7:14 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

Town of Granby
Legal Notice
Zoning Board of Appeals (ZBA)

There will be a public hearing conducted by the ZBA on Tuesday, April 18, 2023 at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road, to hear the following item:

- Appeal by John Coward II seeking two side yard variances from Zoning Regulation Section 8.15.10 to construct a 160' x 36' tobacco shed; 6 Wells Road. File Z04-23-01.

At the hearing interested persons may appear and written communications will be received. All information is located on the town's website www.granby-ct.gov.

To the Hartford Courant:

Please publish on the following dates: Friday, April 7, 2023 and Friday, April 14, 2023 in the CONNECTICUT SECTION, Zone 5

Approval as written – An additional approval is not required.
An affidavit of publication is not required.

Account # CU00254317

Please send billing to the Town of Granby, 15 North Granby Road, Granby, CT 06035

TOWN OF GRANBY

MEMORANDUM

TO: Zoning Board of Appeals

CC: John Coward II

FROM: Abby Kenyon, Director of Community Development

DATE: April 12, 2023

RE: Appeal by John Coward II seeking two side yard variances from Zoning Regulation Section 8.15.10 to construct a 160' x 36' tobacco shed; 6 Wells Road. File Z04-23-01.

The applicant proposes to construct a 160 foot by 36 foot tobacco shed at 6 Wells Road. The property, 6 Wells Road, is 5.3 acres with fields to the rear of the house. The tobacco shed would be located to the rear of the house in what is currently a field.

The tobacco shed is considered a barn and therefore it must comply with Zoning Regulations Section 8.15.10 which requires barns be set back from all side and rear property lines a minimum distance equal to one and one-half times the height of the barn; a distance equal to the longest linear dimension of the barn; or a distance in compliance with Section 5 of the regulations, whichever is greatest. To comply with this regulation, the proposed tobacco shed would need to be set back 160 feet from both side property lines. Therefore, the property would need to be at least 320' in width plus the width of the structure; 6 Wells Road is only about 198 feet wide.

The applicant proposes to construct the tobacco shed 30 feet from the southern, side property line (a variance of 130 feet is required) and 132 feet from the northern, side property line (a variance of 28 feet is required).

The applicant will be at the hearing to explain the request and answer any questions.

6 Wells Road



ZONING BOARD OF APPEALS
GRANBY, CONNECTICUT

APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT

Case No. Z04-23-1 Date 4/3/23
Applicant JOHN COWARD # Address 6 WELLS RD. GRANBY, CT.
Phone /Cell # 413-231-8165 Email COWARDFARMS01@OUTLOOK.COM
Location of property 6 WELLS ROAD Zone R-30
Owner JOHN COWARD # Address/Phone/Cell 413-231-8165
Agent _____ Address/Phone/Cell _____

CLEARLY STATE THE REQUEST CONSTRUCT A 160' X 36' TOBACCO
SHED WITHIN THE SIDICYARD.
SECTION 8.15.10 REQUIRES SHED TO BE 160'
FROM SIDICYARD, PROPERTY IS ONLY 198' W-
WIDE SO MEETING SETBACK IS NOT POSSIBLE.

Reason for request/hardship PROPERTY EXISTED IN DEC. 1954
BEFORE THIS SETBACK WAS A REGULATION.
PROPERTY IS USED FOR FARMING & SHED IS NEEDED.
Zoning Regulation, Section and Requirement 8.15.10

Describe construction and materials to be used (if any) CONSTRUCT SHED ON
PILERS NEAR SOUTH PROPERTY LINE TO AVOID
INTERFERENCE TILLABLE FIELDS.

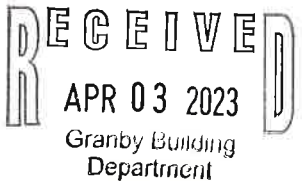
Has any previous appeal been filed in connection with these premises? NO

If so, when, and what was the appeal taken? _____

I hereby state that the above statements and information contained in any other papers submitted in connection with this application are true.


Signature of Applicant/Owner or Agent

*This application shall be submitted with 8 copies of plot plans, drawn to scale, and any other information, as may be requested by the Zoning Board of Appeals.
A fee of \$155.00 is required for this application. (Town fee \$95.00 and State fee \$60.00).





Overview



Legend

-  Parcels
-  Roads

Parcel ID 388
Location 6 WELLS RD
[View Assessor website](#)

Date created: 4/3/2023

Developed by  **Schneider**
GEO SPATIAL

RECEIVED
 APR 03 2023
 Granby Building Department

N/F DOUGLAS D. ROY &
 DEBORAH A. FLECK-ROY
 10 WELLS ROAD
 VOL.430 PG.504

PROPERTY OF
 JOHN D. COWARD II &
 JOHN D. COWARD
 6 WELLS ROAD
 VOL.456 PG.1153
 AREA = 5.3± ACRES

PER TOWN OF GRANBY ZONING REGULATIONS SECTION 8.15.10 THE SHED IS REQUIRED TO BE SET BACK FROM THE PROPERTY LINE A MINIMUM OF THE LONGEST DIMENSION OF THE SHED (160'). THE SHED REQUIRES A VARIANCE OF 130' ON THE SOUTH SIDE AND A VARIANCE OF 27.8' ON THE NORTH SIDE.

PROPOSED SHED
 160' x 36'

EXISTING FARM PROTECTED UNDER THE
 FARMLAND PRESERVATION PROGRAM

N/F JOHN D. &
 TERESA S. COWARD
 170 NORTH GRANBY ROAD
 VOL.438 PG.279

6 WELLS ROAD

R30 ZONING REQUIREMENTS	REQUIRED
MINIMUM LOT AREA (SQ. FT.) :	30,000
MINIMUM LOT WIDTH (FT.) :	150
MINIMUM FRONT YARD (FT.) :	50
MINIMUM SIDE YARD (FT.) :	20
MINIMUM REAR YARD (FT.) :	30

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MAP REFERENCES:

- "PROPERTY OF JOHN FULLMAN & DONALD HAYNES WELLS ROAD GRANBY CONNECTICUT SCALE 1" = 80' DECEMBER 1954 SURVEY BY HARLOO R. SANDERSON C.E. & L.S., REVISED JULY 1959.
- "MONUMENTED PROPERTY SURVEY PLAN PREPARED FOR STATE OF CONNECTICUT DEPARTMENT OF AGRICULTURE/FARMLAND PRESERVATION PROGRAM PROPERTY OF FOREST H. DAVIS 170 NORTH GRANBY ROAD GRANBY, CONNECTICUT DATE: 09-30-08 SCALE: 1" = 100' F.A. HESKETH & ASSOCIATES, INC."
- "PROPOSED ADDITION PREPARED FOR DOUGLAS D. ROY & DEBORAH A. FLECK-ROY 10 WELLS ROAD GRANBY, CONNECTICUT SCALE 1" = 20' DATE 7/29/22 SHEET NO. 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC."

SURVEY NOTES:

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-302b-1 THROUGH 20-302b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

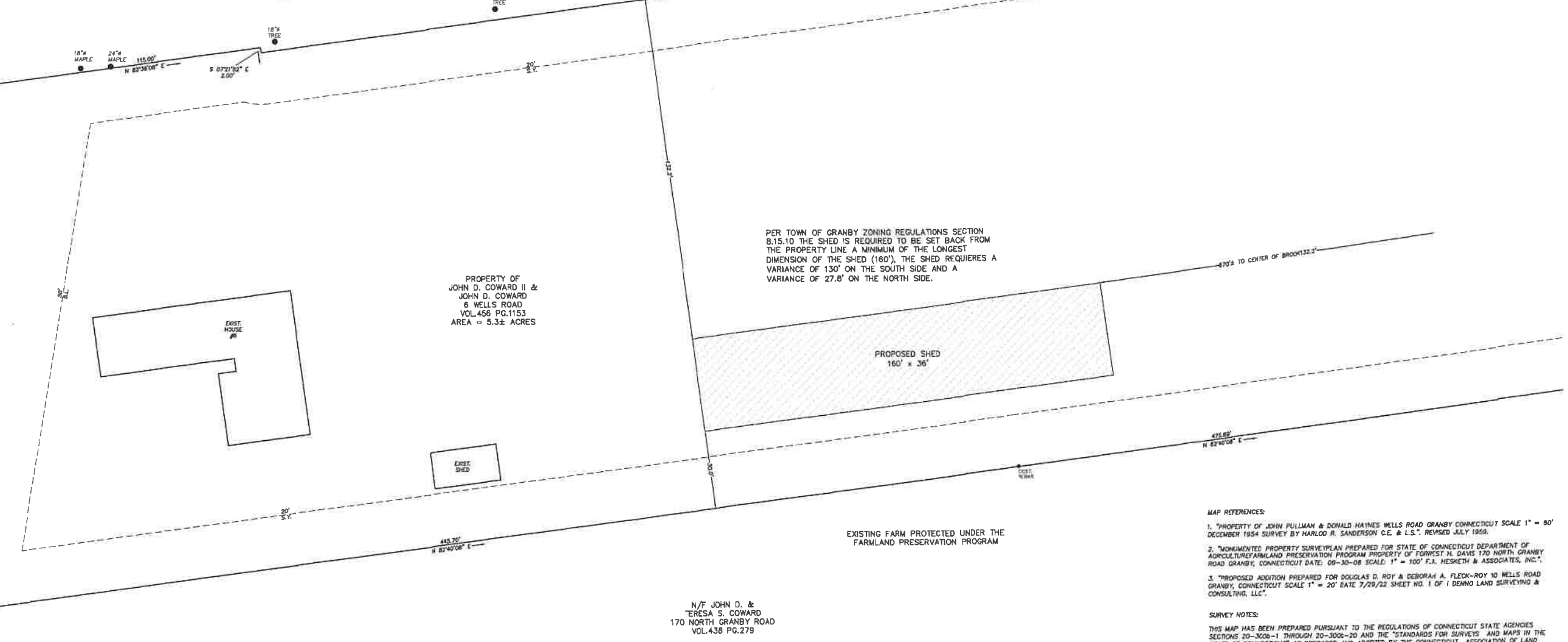
BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

HORIZONTAL DATUM IS BASED ON MAP REFERENCE 2.

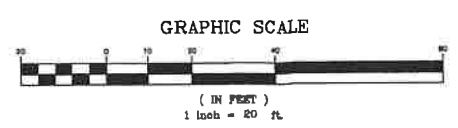
PROPERTY IS LOCATED IN THE R-30 ZONE.

EXISTING HOUSE AND SHED ARE SHOWN FOR REFERENCE, ONLY. NOT FIELD LOCATED.



WELLS ROAD

UTILITY STATEMENT
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



REVISIONS: TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. <small>NOT VALID UNLESS THE SIGNATURE AND EMPLOYER SEAL IS AFFIXED</small> DENNO LAND SURVEYING & CONSULTING, LLC 2 TUNNIS RD. STE. 214 TARIFFVILLE, CT 06081	PROPOSED SHED PREPARED FOR JOHN D. COWARD II 6 WELLS ROAD GRANBY, CONNECTICUT		SHEET NO. 1 OF 1
	SCALE 1" = 20'	DATE 4/01/23	DATE 4/01/23